



City of New York Community Board #1, Queens

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Donovan Richards Jr.
Borough President, Queens
Michael Carlier
Director, Community Board
Evie Hantzopoulos
Chairperson
Florence Koulouris
District Manager

EXECUTIVE BOARD

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Second Vice Chairperson

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Public Outreach

Quinella Williams

Consumer Affairs/Licenses

Kathleen Warnock

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Amin Mehedi

Environmental/Sanitation

Patricia Mahecha

Health & Human Services

Shahenaz Hamde

Housing

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Land Use & Zoning

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Elizabeth Erion

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Rod Townsend

Office Budget and Staff

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Parks/Recreation/

Cultural

Richard Khuzami

Public Safety

Christopher Hanway

Transportation

Dominic Stiller

MEMORANDUM

TO: Members of the Land Use and Zoning Committee
& All Interested Board Members

FROM: Elizabeth Erion, Co-Chair, Andreas Migias, Co-Chair
Land Use and Zoning Committee

RE: Land Use and Zoning Committee Agenda
Wednesday, November 5, 2025

DATE OF MEMO: October 27, 2025

**Item #1 Informational discussion on new as-of-right developments
under City of Yes Universal Affordability Preference
Plan (UAP)**

- a. 27-28 21st Street: 14 stories, 50 units
- b. 21-66 31st Street: 9 stories, 25 units

Business Session

- Old Business /New Business
 - a. Approval of Minutes
 - b. Discussion on future LUZC focus

Next Meeting: Wednesday, December 3, 2025

- Adjournment

To insure the health and safety of attendees the above referenced informational session has been scheduled for **Wednesday, November 5, 2025 6:30 PM via Zoom. You may join online or via telephone.** (Please see page 2)

Your attendance is very important as a committee member. We will be reviewing information at the committee level.

Please call the Board Office if you will be attending via telephone to share your information. All interested Board Members are welcome to attend.

Thank you.

BOARD MEMBERS (cont.)

Michelle Amor

Cristian Batres

Kian Betancourt

Gerald Caliendo

Christina Chaise

Jean Marie D'Alleva

Jacqueline Diaz

Stacey Eliuk

Robert Feltault

Dean O. Feratovic

Adam Fisher-Cox

Frank Fredericks

Jacqueline Ibarra

Vanessa Jones-Hall

Huge Ma

Athanasios Magoutas

Stella Nicolaou

Dino Panagoulis

Phyllis Parra

Juliet Payabyab

RoseMarie Poveromo

Plinia Sarchese

Judy Trilivas

Ryan Van Manen

Mario Vergara

Thomas Wright Fernandez

Pablo Zuniga

Community Board 1, Queens invites you to a Zoom Webinar/Session

Topic: CB1 Queens Land Use and Zoning Committee

When: November 5, 2025 06:30 PM Eastern Time (US and Canada)

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86946580889?pwd=shbNUUaMKnQUUNUQLiqNWpqGKqMoX0.1>

Webinar ID: 869 4658 0889

Passcode: 104336

Phone one-tap:

+19292056099,,86946580889#,,, *104336# US (New York)

+16469313860,,86946580889#,,, *104336# US

Join via audio:

+1 929 205 6099 US (New York)

+1 646 931 3860 US

+1 305 224 1968 US

+1 309 205 3325 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: 869 4658 0889

Passcode: 104336

International numbers available: <https://us02web.zoom.us/j/86946580889?pwd=shbNUUaMKnQUUNUQLiqNWpqGKqMoX0.1>